

## Gentrification and Displacement Census Tract Typologies

Region defined as 31-county New York metropolitan region.

Typology	Typology Criteria
<b>Not Losing Low-Income Households</b> (Low Income)	<ul style="list-style-type: none"> <li>• Pop in 2000 &gt; 500</li> <li>• Low Income Tract in 2016</li> <li>• Not classified as At Risk or Ongoing Gentrification or Displacement</li> </ul>
<b>At Risk of Gentrification</b> (Low Income)	<ul style="list-style-type: none"> <li>• Pop in 2016 &gt; 500</li> <li>• Low Income Tract in 2016</li> <li>• Vulnerable in 2016 (Defined in Appendix)</li> <li>• “Hot market” from 2000 to 2016</li> <li>• Not currently undergoing displacement or ongoing gentrification</li> </ul>
<b>Ongoing Displacement of Low-Income Households</b> (Low Income)	<ul style="list-style-type: none"> <li>• Pop in 2000 &gt; 500</li> <li>• Low Income Tract in 2016</li> <li>• Loss of LI households 2000-2016 (absolute loss)</li> <li>• Few signs of gentrification occurring</li> </ul>
<b>Ongoing Gentrification</b> (Low Income)	<ul style="list-style-type: none"> <li>• Pop in 2000 or 2016 &gt; 500</li> <li>• Low Income Tract in 2016</li> <li>• Gentrified in 1990-2000 or 2000-2016 (Defined in Appendix)</li> </ul>
<b>Advanced Gentrification</b> (Moderate to High Income)	<ul style="list-style-type: none"> <li>• Pop in 2000 or 2016 &gt; 500</li> <li>• Moderate to High Income Tract in 2016</li> <li>• Gentrified in 1990-2000 or 2000-2016 (Defined in Appendix)</li> </ul>
<b>Stable Exclusion</b> (Moderate to High Income)	<ul style="list-style-type: none"> <li>• Pop in 2000 &gt; 500</li> <li>• Moderate to High Income Tract in 2016</li> <li>• Not classified as Ongoing Exclusion</li> </ul>
<b>Ongoing Exclusion</b> (Moderate to High Income)	<ul style="list-style-type: none"> <li>• Pop in 2000 &gt; 500</li> <li>• Moderate to High Income Tract in 2016</li> <li>• Loss of LI households 2000-2016 (absolute loss)</li> <li>• LI migration rate (percent of all migration to tract that was LI) in 2016 &lt; in 2009</li> </ul>
<b>Super Gentrification or Exclusion</b> (Very High Income)	<ul style="list-style-type: none"> <li>• Pop in 2000 &gt; 500</li> <li>• Median household income &gt; 200% of regional median in 2016</li> <li>• Indicators of Gentrification or Exclusion</li> </ul>

## Appendix

- **Vulnerable to gentrification in 1990 or 2000**
  - Housing affordable in base year (housing sales prices or rent < 80% of median)  
*and (any 3 of 4)*
  - % low income households > regional median
  - % college educated < regional median
  - % renters > regional median
  - % nonwhite > regional median

# URBAN DISPLACEMENT

- **“Hot Market” in 2000 or 2016**
  - Change in median real rent > regional median
  - or*
  - Change in median value for owner-occupied homes > regional median
- **Gentrification from 1990 to 2000 or 2000 to 2016**
  - Vulnerable in base year (as defined above)
  - Demographic change between base and end years:
    - Difference in % college educated > regional median
    - Percent change in real median household income > regional median
  - “Hot market” (defined above)
- If any individual variable is missing, then the whole typology is missing.
- Tracts with a coefficient of variation > 30% on several key 2016 variables are flagged and determined unreliable:
  - Population
  - Housing units
  - Median rent
  - Median home value
  - Median income
  - College count
  - Renter count